

***MEMORANDUM***

**TO:** Technical Review Committee  
Mike Baldwin, Baldwin Design Consultants  
Bryan Fagundus, Ark Consulting Group

**FROM:** Thomas Shrader, Planner III

**RE:** **TRC AGENDA FOR FEBRUARY 12, 2025**

**DATE:** February 5, 2025

The Technical Review Committee will hold its regular bi-monthly meeting at 9:00 a.m. on **FEBRUARY 12, 2024** in the **PLANNING CONFERENCE ROOM** of the **DEVELOPMENT SERVICES BUILDING**, 1717 West 5th Street, Greenville, North Carolina, and virtually on WebEx.

1. **CALL TO ORDER**
2. **APPROVAL OF THE JANUARY 22, 2025 MINUTES**

**CONSTRUCTION/SOIL EROSION AND SEDIMENTATION CONTROL PLANS**

3. **CAROLINA EAST MOBILE VET SERVICES:** Located off NC 43 S, South of its intersection with Joe Stocks Road in the Chicod Township.

**Site Data:** 7.0 Acres, 1 Lot, 1.53 Disturbed Acres

**STORMWATER PLANS**

4. **HUDSON'S SUBSTATION:** Located off NC 43 S, South of its intersection with Joe Stocks Road in the Chicod Township.

**Site Data:** 2.0 Acres, 1 Lot, 2.0 Disturbed Acres

5. **ADJOURNMENT**

## **CONSTRUCTION/SOIL EROSION AND SEDIMENTATION CONTROL PLANS**

**CAROLINA EAST MOBILE VET SERVICES:** Located off NC 43 S, South of its intersection with Joe Stocks Road in the Chicod Township.

**Site Data:** 7.0 Acres, 1 Lot, 1.53 Disturbed Acres

### **CONDITIONS AND REQUIREMENTS**

#### **[Pitt County Planning]**

1. Show any stockpile/borrow locations.
2. Show the concrete washout location.
3. No narrative or calculations have been submitted.
4. No stormwater calculations have been submitted.

#### **[NCDOT]**

5. A driveway permit will be required to tie into NC 43.
6. Any other work performed within the NCDOT ROW will require encroachment agreements.

#### **[Pitt County Environmental Health]**

7. When submitting applications, please include the following information:
  - a. Any detailed soils work that has been performed on the property, including any proposed system layouts.
  - b. A site plan for each lot showing the proposed home location with dimensions and distances from property lines, the driveway location and width, the waterline location, and the location of any proposed decks, outbuildings or other accoutrements.
8. Septic systems for each lot will be approved or denied based on the Laws and Rules for septic treatment and disposal (Article 11 Chapter 130A of NCGS, and NCAC 18A .1900 et seq., etc.)
9. Any existing subsurface drain tile on the property must be located and may need to be removed. Contact Pitt County Soil and Water Conservation for help determining if there is drain tile located on this property.
10. Each lot will be evaluated in accordance with rules .1940 of the Laws and Rules for Sanitary Sewage Collection, Treatment, and Disposal (15A NCAC 18A .1900).
11. No fill material (including construction spoils) is allowed on any area to be used for a sewage disposal system or 100% repair area. Any amount of fill found on these areas will be grounds for disapproval of the proposed lot.
12. The location of any proposed berms must be shown on all subsequent maps. The final dimensions of the completed berm must be shown so that the Environmental Health staff can verify that no portion of any berms will interfere with the sewage system or 100% repair locations.
13. If underground electrical lines or natural gas lines cross the property at any point, they must be flagged by ULOCO before the site is evaluated by the Environmental Health staff.

14. The location of any existing or proposed drainage tile must be field located and shown on a surveyed map provided to Environmental Health staff.
15. A backhoe may be required for the site evaluations (15A NCAC 18A .1939(b)).

#### [General Comments]

#### [Pitt County Planning]

- All details should include a maintenance plan and schedule. See the NCDEQ website for new details.

#### [Pitt County Soil and Water]

- Soils: (*Pitt County Soil Survey - Sheet No. 64*)  
(**Soil Types:** (ExA - Exum), (GoA - Goldsboro), and (Le - Leaf))
- Soils are prime farmland or have statewide importance for farming. Development will remove the site from agricultural production.
- The adjacent drainage laterals should be cleaned out to their original bottom for improved drainage.
- There are no records of sub-surface drain tile but it is possible for some to be on site.
- Indian Wells Swamp Watershed.
- The following agencies have reviewed the Construction/SESC Plan for **CAROLINA EAST MOBILE VET SERVICES** and **have no** comments:
  - Southeastern Drainage
  - Emergency Management
  - Engineering
- The following agencies have reviewed the Construction/SESC Plan for **CAROLINA EAST MOBILE VET SERVICES** and **have not returned** comments:

#### **STORMWATER PLANS**

**HUDSON'S SUBSTATION:** Located Fox Pen Road, at its intersection with Black Jack-Simpson Road in the Chicod Township.

**Site Data:** 2.0 Acres, 1 Lot, 2.0 Disturbed Acres

#### **CONDITIONS AND REQUIREMENTS**

#### [Pitt County Planning]

1. Based on the calculations submitted, this development will require the installation of Stormwater Control Measures (SCM's) and a payment must be approved and paid to a private mitigation

bank or the Environmental Enhancement Program (EEP) to meet the Nitrogen & Phosphorus loading requirements of the Pitt County Stormwater Ordinance. This payment must be made prior to construction.

2. All SCM's must meet the requirements of the Pitt County Stormwater Ordinance and must be designed according the North Carolina Design Manual.
3. The owner will be responsible for maintenance of all stormwater SCM's. A stormwater maintenance agreement is required.
4. The stormwater permit shall be valid for a period of two years from the date of issuance unless a valid building permit has been issued and maintained for the site or the stormwater permit has been revoked by Pitt County. If after two years the permitted activity has not begun nor a valid building permit secured, this permit shall expire.
5. All land purchases and transfers necessary to secure the property for development shall be completed prior to issuance of this permit.
6. The development of the tract shall proceed in conformity to all plans, design features, and restrictions submitted as part of the stormwater permit application and kept on file by the Pitt County Planning Department except that the Pitt County Stormwater Administrator may approve minor changes, consistent with the approved plan, as required by field conditions and in accordance with Section 15(G) of the Pitt County Stormwater Ordinance for Nutrient Control.
7. If any amendments are made to the approved plan, revised stormwater calculations must be submitted to the Pitt County Planning Department.
8. Is the disturbed acreage correct in the narrative? I see both 3 and 2.

#### [NCDOT]

9. A driveway permit will be required to tie into SR 1769.
10. Any other work performed within the NCDOT ROW will require encroachment agreements.
11. Please ensure that the proposed fence and vegetation does not impede inside of the NCDOT ROW.

#### [General Comments]

#### [Pitt County Soil and Water]

- Soils: (*Pitt County Soil Survey - Sheet No. 58*)  
**Soil Types:** (ExA-Exum) and (Ra-Rains)
- Soils are prime farmland or have statewide importance for farming. Development will remove the site from agricultural production.
- The adjacent drainage laterals should be cleaned out to their original bottom for improved drainage.
- There are no records of sub-surface drain tile but it is possible for some to be on site.
- Cow Swamp Watershed.
- The following agencies have reviewed the Stormwater Plan for **HUDSON'S SUBSTATION** and **have no** comments:
  - Southeastern Drainage
  - Emergency Management

- Pitt County Environmental Health
- The following agencies have reviewed the Stormwater Plan for **HUDSON'S SUBSTATION** and **have not returned** comments: